



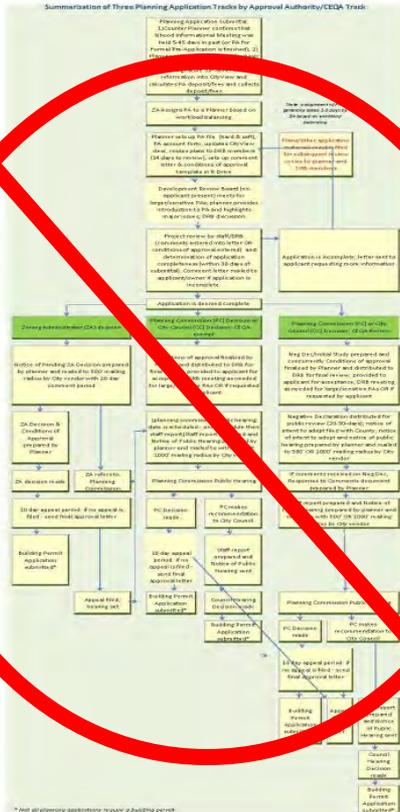
# DEVELOPMENT REVIEW PROCESS

## FROM CONCEPT TO COMPLETION

Planning Commission March 24, 2015

# City of San Mateo Development Review

- Description of development review process, from concept through construction



\* Not all planning applications require a building permit.



# Pre-application process

The Beginning

# Preliminary Discussions With City Staff



# Pre-Application Submittal



## THE LARGE PROJECT PRELIMINARY PLANNING APPLICATION GUIDE

City of San Mateo Planning Division  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403  
(650) 522-7212

Community Development Department  
www.cityofsanmateo.org  
planning@cityofsanmateo.org  
Revised: August 12, 2014

**This application guide contains information about the City of San Mateo large project preliminary planning application process, including the neighborhood meeting and Planning Commission Study Session.**

The San Mateo City Council and Planning Commission has established a preliminary planning application review process to ensure that there is resident involvement early in the land development process. The process is intended to familiarize the surrounding property owners and residents, business owners, neighborhood associations and interested persons with the details of the proposed project. It also serves to obtain input from interested groups and the City Planning Commission early in the development process. If the proposal qualifies as a project listed below, the large project pre-application neighborhood meeting and Planning Commission Study Session process is required pursuant to City Council Resolution # 98 (2008) "Adoption of a Pre-Application Planning Process."

- New residential projects over 20 units in size.
- New non-residential projects or additions over 10,000 square feet, or subject to a Negative Declaration or an Environmental Impact Report under the California Environmental Quality Act.
- Projects involving a Zoning Reclassification, Planned Development application or a General Plan Amendment.
- Projects where the applicant has requested the formal pre-application process.

**For projects not listed above, a neighborhood informational meeting is still required. Please consult with the Planning Division for additional information on the process for this meeting.**

# Preliminary Review By City Staff (Development Review Board - DRB)



DRB: Planning \*, Building  
Public Works (includ. recycling)  
Fire, Police  
Landscape Resources

# What's Happening Web Page

- Interested parties
- Notify Me Lists

Parking in Downtown San Mateo™ to help the City develop a downtown parking management plan. Your input is important to help shape the future of parking in downtown San Mateo. [Read More](#)

**San Mateo Adopts Oversized Vehicle Parking Ordinance!**  
The San Mateo City Council unanimously voted to adopt the oversized vehicle parking ordinance on May 6th. This ordinance will restrict oversized vehicles from parking on streets in residential neighborhoods. [Read More](#)

**San Mateo Adopts the Reusable Bag and Polystyrene Ban Ordinance!**  
The San Mateo City Council unanimously voted to adopt the Reusable Bag Ordinance implementing

Congrats to the city's Showstoppers honorees! [Read More](#)

Spring C...  
The Spring...  
involvement opportunities, a listing of farmers' markets, and much more! [Read More](#)

**Youth and Teen Summer Camps**  
That's why we created Flex Camp - a highly customizable summer camp program (with more than 60 camps to choose from!) that allows your child to explore different interests on a timeframe that works for you. [Read More](#)

[View More News & Announcements](#)

Movie: *Bride and Prejudice*  
5/27/13 5:00 PM  
Downtown Urban Market  
(Food Trucks & Farmers' Market)  
Movie: *Tokyo Godfather*  
5/28/13 5:00 PM  
5/31/13 6:00 PM  
Ceramics Show, Sale, and Opening Reception  
6/1/13 10:00 AM  
Ceramics Show, Sale, and Opening Reception  
6/1/13 11:30 AM  
2013 Spring Dance Show  
10:00 AM  
Learn How to Look and Better Alter  
10 PM  
Urban Market  
& Farmers'  
10 PM  
Creation  
Meetings  
11 Day  
Beach Fun Night  
5/31/13 12:00 PM  
Free SAT ACT Practice Test  
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FROM EXPERTS, EXPERTS

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You are here: [Home](#) > [Departments](#) > [Community Development](#) > [Planning](#) > [Current Project & Plan Updates](#) > **What's Happening in Development?**

### What's Happening in Development?

Pre-Applications	Projects with Approved Applications
<b>Gas and Shop</b> PA12-083	<b>Station Park Green</b> PA07-030 • <a href="#">Annual DA Review</a> PA14-008
<b>Essex at Central Park</b> PA13-066	<b>Sadigh Mixed Use</b> PA07-067
<b>Hillsdale Terrace</b> PA13-077	<b>San Mateo Drive Condominiums</b> PA07-123
<b>2 West 3rd Avenue Pre-Application</b> PA14-080	<b>Magnolia Place</b> PA08-018
<b>Hillsdale North Block Pre-Application</b> PA14-103	<b>Monte Diablo Condominiums</b> PA08-020
Planning Applications Under Review	<b>Hines (92 &amp; Delaware);</b> PA09-009 • <a href="#">1st DA Annual Review</a> PA13-025 • <a href="#">Hines / DA Annual Review #2</a> PA14-073
<b>Housing Element Update</b> PA13-070	<b>Mi Rancho Market</b> PA11-012
<b>Classics at San Mateo</b> PA14-009	<b>San Mateo Executive Office Park</b> PA11-072
<b>Gum Street Townhomes</b> PA14-025	<b>Cal Water Operations Office Building</b> PA12-053
<b>Central Park South Planning Application</b> PA14-044	<b>Kimochi</b> PA13-031
<b>Avalon Motel Redevelopment</b> PA14-047	<b>Espresso Coffee Drive-Thru</b> PA13-049
<b>Station Park Green Development</b> PA14-055	<b>Metropolitan Apartments Staging Area SPAR &amp; SUP</b> PA14-075
<b>400 &amp; 450 Concar Drive</b> PA14-082	Projects On Hold, Withdrawn
<b>Century Centre Parking Structure</b> PA14-083	<b>Hillsdale Shopping Center North Block Reconfiguration Project</b> PA13-040
<b>1837 Bahia Street (Los Prados Park)</b> PA14-105	<b>CVS Pharmacy at Norfolk St</b> PA13-052
<b>Municipal Code Amendments for Implementation of the California Water Conservation in Landscaping Act</b> PA14-106	<b>Hillsdale Inn Redevelopment</b> PA13-059
<b>Climate Action Plan</b> PA14-114	<b>Bridgepointe - Amend Master Plan</b> PA14-019
<b>Sustainable Streets</b> PA14-115	
<b>2 E 3rd Ave Planning Application</b> PA15-003	
<b>221 S El Camino Real Planning App</b> PA15-009	
Projects Under Construction	
	Please contact the Building Division at (650) 522-7172 for more information.

# Development Review Board

- City staff
  - Planning \*
  - Building
  - Public Works (recycling)
  - Fire
  - Police
  - Landscape Resources



# Public Notice

- Mail notice
- Email notice (if address given)
- Notify Me updates

<p style="text-align: center;"><b>Neighborhood Meeting</b> Monday, January 12, 2015 7:00 pm – 9:00 pm Hillsdale High School Cafeteria (Bldg. 300, off of 31<sup>st</sup> Ave. parking lot) 3115 Del Monte Street, San Mateo, CA 94403</p>	<p style="text-align: center;"><b>Planning Commission Study Session</b> Tuesday, February 10, 2015 7:30 pm City Hall Council Chambers 330 West 20<sup>th</sup> Avenue, San Mateo, CA 94403</p>		
			
<p><b>PLANNING PRE-APPLICATION:</b> PA14-103 Hillsdale Shopping Center North Block Pre-Application</p> <p><b>PROJECT LOCATION:</b> North Block Hillsdale Shopping Center, 31<sup>st</sup> Avenue and S. El Camino Real. APN: 039-490-170</p> <p><b>PROJECT DESCRIPTION:</b> This planning pre-application replaces the previous planning application (PA 13-040 that included replacing the Sears store with Target). The existing Sears store will be demolished. New construction will include an outdoor plaza surrounded by shops, restaurants and entertainment venues including a luxury cinema, connections to rest of shopping center via paseos and skywalks, and reconfiguration of and landscape improvement to the parking areas. The food court will be relocated to the retail bridge above 31st Avenue and opened up with skylights, glass walls, and new open air seating overlooking the new plaza and 31<sup>st</sup> Avenue. No changes are proposed to the Outback Restaurant and the Bohannon Development Company offices buildings.</p> <p><b>STAFF CONTACT:</b> Tricia Schimpp, AICP, Senior Planner Ph: (650) 522-7244 <a href="mailto:tschimpp@cityofsanmateo.org">tschimpp@cityofsanmateo.org</a></p> <p><b>DEVELOPER CONTACT:</b></p> <table border="0"><tr><td>Larry Ivich (650) 345-8222 <a href="mailto:Larry.ivich@hillsdale.com">Larry.ivich@hillsdale.com</a></td><td>Bohannon Development Co. Sixty 31<sup>st</sup> Avenue San Mateo, CA 94403</td></tr></table>	Larry Ivich (650) 345-8222 <a href="mailto:Larry.ivich@hillsdale.com">Larry.ivich@hillsdale.com</a>	Bohannon Development Co. Sixty 31 <sup>st</sup> Avenue San Mateo, CA 94403	<p>Plans and information regarding this project are available for review on the City's website at: <a href="http://www.cityofsanmateo.org/whats happening">http://www.cityofsanmateo.org/whats happening</a> and at the City of San Mateo City Hall, Planning Division, 330 W. 20th Avenue, San Mateo, CA, 94403.</p> <p>A study session of the Planning Commission has been set for the above date to review the project. Study session items are for discussion purposes only, <b>no vote</b> is taken; instead comments are given for consideration and subsequent plan revision before the project comes back to future, publicly noticed meetings. This meeting is open to the public and will include a public comment period to receive oral comments. You may also send your written comments (reference PA 14-103) to the Planning Commission by:</p> <ul style="list-style-type: none"><li>• Submitting them to City staff at City Hall, or</li><li>• Mailing, faxing, or emailing comments to the project planner</li></ul> <p>If any person challenges this item in court, that person may be limited to raising only those issues the person or someone else raised at the meeting described in this notice, or in written correspondence delivered at, or prior to, the public meetings.</p> <p><b>AMERICANS WITH DISABILITIES ACT --</b> In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (650) 522-7202.</p>
Larry Ivich (650) 345-8222 <a href="mailto:Larry.ivich@hillsdale.com">Larry.ivich@hillsdale.com</a>	Bohannon Development Co. Sixty 31 <sup>st</sup> Avenue San Mateo, CA 94403		

# Pre-Application Neighborhood Meeting

- Applicant's Meeting (city staff in attendance)
- Allow applicant to describe project
- Allow public to comment and ask questions early in the process
- Meeting summary posted on What's Happening



# Planning Commission Study Session



- Commission and public comment
- Cable TV
- Streaming on the Web
- Posted on web site
- Approved minutes on web

# Staff/Applicant summary meeting

- What issues need to be addressed
- What studies to be completed
- Public, Planning Commission and staff comments
- Next steps





# The Planning Application (PA) Process

## The Entitlement

# Communication



- Further conversation  
re: formal PA submittal
  - ▣ Phone calls
  - ▣ Written  
correspondence



# PA Review By City Staff - DRB



Check for PA completeness and code requirements

# PA Complete?

---

- If complete, complete any special studies and any necessary environmental document (California Environmental Quality Act – CEQA)
- If incomplete, then ...



# PA Resubmittal Review By City Staff - DRB



Check for 30 day letter items and  
code requirements

# Conditions Review by DRB w/Applicant



# PA Now Complete

- ❑ Finalize conditions of approval
- ❑ Finalize special studies
- ❑ Finalize environmental document
  - ❑ Requires public review period
  - ❑ Responses to comments

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND  
PLANNING COMMISSION PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the City of San Mateo has prepared an Initial Study/Negative Declaration, which identifies and discusses potential environmental impacts of the project and, if necessary, proposes mitigation measures to be incorporated in the project to eliminate any potentially significant impacts. The City of San Mateo Planning Commission will hold a Public Hearing to review this project and make a recommendation to the City Council.

**PA 14-083 CENTURY CENTRE PARKING STRUCTURE.** The Century Centre Parking Structure Project planning application consists of construction of a new 3-level, 304 space open parking garage. The project site is located at 1400 & 1450 Fashion Island Blvd, APNs 035-440-690 & 035-440-700 and is zoned E1/6.2R (Executive Office Park with Residential Overlay) with a General Plan designation of Executive Office.



**Required Approvals:**

- A. Negative Declaration to Assess Environmental Impacts.
- B. Site Plan and Architectural Review (SPAR) for a parking garage.
- C. Site Development Planning Application for grading and removal of 69 trees.
- D. Amendment to Mariner's Island Specific Plan.

**PROJECT PLANNER:**

Tricia Schimpp, Senior Planner  
Ph: (650) 522-7244; [tschimpp@cityofsanmateo.org](mailto:tschimpp@cityofsanmateo.org)

**OWNER/APPLICANT:**

Harvest Properties  
Tom Wagner, Senior Partner  
6425 Christie Avenue, Suite 220  
Emeryville, CA 94608  
Ph: (510) 808-5224; [twagner@harvestproperties.net](mailto:twagner@harvestproperties.net)

**PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:**

The 20-day public review and comment period on the Initial Study/Negative Declaration is from **Thursday, January 22, 2015 to Wednesday, February 11, 2015**. If you wish to comment on the Initial Study/Negative Declaration, please submit your written comments to Tricia Schimpp, Senior Planner, Planning Division, 330 W. 20<sup>th</sup> Avenue, San Mateo, California, 94403, **no later than Wednesday, February 11, 2015 at 5:00 p.m.** Comments may also be submitted via email to [tschimpp@cityofsanmateo.org](mailto:tschimpp@cityofsanmateo.org), in person at City Hall, or via fax to (650) 522-7244.

**AVAILABILITY OF INITIAL STUDY AND NEGATIVE DECLARATION**

Copies of the Initial Study/Negative Declaration are available at the Planning Division – Public Service Counter at San Mateo City Hall (330 W. 20<sup>th</sup> Ave.) and at the City's Main Library (55 W. 3<sup>rd</sup> Ave, Reference Desk). It is also available online on the City's website at <http://www.cityofsanmateo.org/whats happening>

# Planning Commission Agenda

- Prepare and publish Planning Commission Agenda 10 days prior to the meeting
- Post on Planning Commission web page 10 days prior to the meeting
  - ▣ Notify me email sent

CITY OF SAN MATEO PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, DECEMBER 9, 2014  
COUNCIL CHAMBERS, CITY HALL  
330 WEST 20<sup>TH</sup> AVENUE, SAN MATEO  
7:30 PM

Call to Order  
Pledge of Allegiance  
Roll Call  
Approval of minutes of November 25, 2014  
\*\*\*Public Comment Period



## ITEM 1

### STUDY SESSION

PA14-079, 221 S EL CAMINO REAL PRE-APPLICATION, APN: 034-142-160

Proposal for a new 32,499 square-foot, three-story, retail and office building located at the northeast corner of El Camino Real and 3<sup>rd</sup> Ave. The project includes approximately 11,000 square-feet of retail space on the first floor, 11,000 square-feet of office space on the second floor, and 10,000 square-feet of office space on the third floor. The property is zoned Central Business District (CBD).

PROJECT PLANNER: Simon S. Vuong, AICP, Associate Planner  
(650) 522-7210  
[svuong@cityofsanmateo.org](mailto:svuong@cityofsanmateo.org)

APPLICANT: Catie Baldwin  
BDE Architecture  
950 Howard Street  
San Francisco, CA 94103

PROPERTY OWNER: 221 San Mateo Assoc., LLC  
Attn: Robert Isackson  
940 Emmett Avenue, Suite 2001  
Belmont, CA 94002

# Planning Commission Packet

- Thursday before meeting delivery
- Friday morning posted on Planning Comm. web page

The screenshot shows the City of San Mateo website. The header includes the city name and logo, navigation links (Return Home, Print Page, Email Page, RSS Feeds), and a search bar. The main navigation menu has categories: Living, Visiting, Business, City Council, Departments, and I Want to... The breadcrumb trail reads: Home > City Council > Commissions & Boards > Planning Commission > Agendas, Administrative Reports 2014. The page title is "Agendas, Administrative Reports 2014". The date is "December 9, 2014". The agenda items are: "Agenda", "Minutes", and "Video". The first item is "ITEM 1 STUDY SESSION PA14-079, 221 S EL CAMINO REAL PRE-APPLICATION". The description of the project is: "Proposal for a new 32,499 square-foot, three-story, retail and office building located at the northeast corner of El Camino Real and 3rd Ave. The project includes approximately 11,000 square-feet of retail space on the first floor, 11,000 square-feet of office space on the second floor, and 10,000 square-feet of office space on the third floor. The property is zoned Central Business District (CBD). Additional information can be found at the What's Happening page on the website: <http://www.cityofsanmateo.org/index.aspx?nid=2855>". The attachments listed are: "Administrative Report", "Attachment 1: Vicinity Map", "Attachment 2: Elevations (PA07-087)", "Attachment 3: PA07-087 Data Sheet for PC", "Attachment 4: Reduced Plans", "Attachment 5: PA14-079 Data Form Commercial", "Attachment 6: Project Description", "Attachment 7: General Plan Policies", "Attachment 8: Downtown Area Plan Policies", "Attachment 9: Downtown Retail Core & Downtown Historic District Design Guidelines", "Attachment 10: Neighborhood Meeting Notes", "Attachment 11: Public Comments for PA14-079", and "Attachment 12: PA14-079 Sample Findings".

City of San Mateo  
California

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**Agendas, Administrative Reports 2014**

December 9, 2014

[Agenda](#)  
[Minutes](#)  
[Video](#)

**ITEM 1**  
**STUDY SESSION**  
**PA14-079, 221 S EL CAMINO REAL PRE-APPLICATION**, Proposal for a new 32,499 square-foot, three-story, retail and office building located at the northeast corner of El Camino Real and 3rd Ave. The project includes approximately 11,000 square-feet of retail space on the first floor, 11,000 square-feet of office space on the second floor, and 10,000 square-feet of office space on the third floor. The property is zoned Central Business District (CBD). Additional information can be found at the What's Happening page on the website: <http://www.cityofsanmateo.org/index.aspx?nid=2855>

**Administrative Report**  
**Attachment 1:** Vicinity Map  
**Attachment 2:** Elevations (PA07-087)  
**Attachment 3:** PA07-087 Data Sheet for PC  
**Attachment 4:** Reduced Plans  
**Attachment 5:** PA14-079 Data Form Commercial  
**Attachment 6:** Project Description  
**Attachment 7:** General Plan Policies  
**Attachment 8:** Downtown Area Plan Policies  
**Attachment 9:** Downtown Retail Core & Downtown Historic District Design Guidelines  
**Attachment 10:** Neighborhood Meeting Notes  
**Attachment 11:** Public Comments for PA14-079  
**Attachment 12:** PA14-079 Sample Findings

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Sign up to have all the important information sent direct to your inbox! [Sign Up Today!](#)

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From the City Clerk to the Waste Water Treatment Plant - all the [phone numbers](#) you're looking for!

# Planning Commission Public Hearing



- ❑ Cable TV
- ❑ Streaming on the Web
- ❑ Posted on web site
- ❑ Approved minutes on web
- ❑ Final (10 day appeal period) or rec. to City Council



# The Building Permit Process

Building It!

# Communication

- Planning Application has been approved, what's next?
- Discuss PC (or Council) meeting
- Review conditions
- Review building permit process

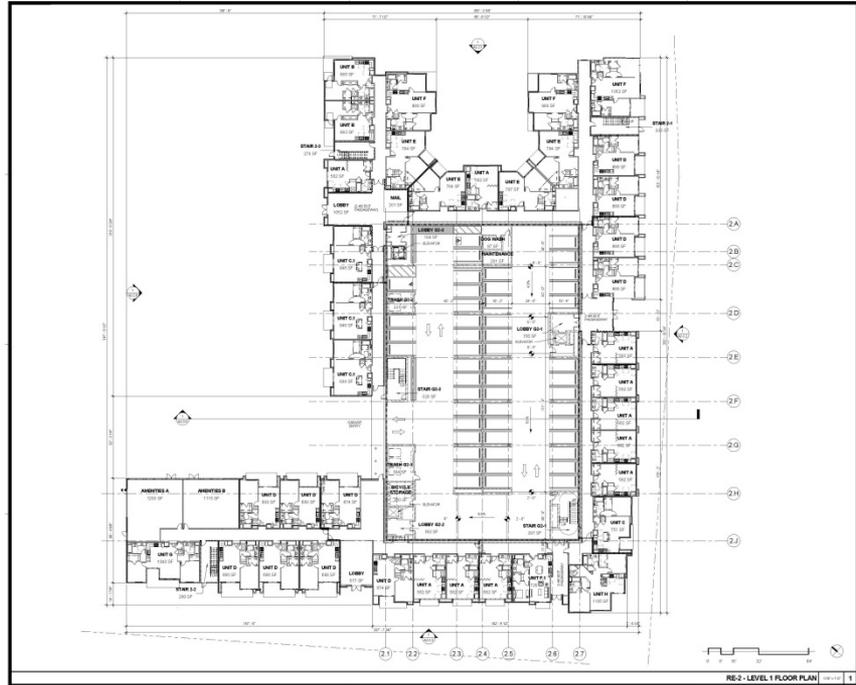


# Submittal of Building Permit Application

- ❑ Building Division now in charge of coordination
- ❑ Ministerial, not discretionary
- ❑ Public hearings are not part of this process



# Building Permit Application



- Plumbing
- Electrical
- Structural
- Civil
- Site Dev. Permit – Grading
- Site Dev. Permit – Trees
- Encroachment Permit

# Building Permit Review By City Staff - DRB



Check conformance with conditions  
of approval and code  
requirements

# Building Permit Complete?

---

- If complete, building permit and any associated permits (encroachment permit, site development permit for grading or tree removal) issued.
- If incomplete, then ...

# Plan Check Corrections Letter



## PLAN CHECK CORRECTIONS LIST

Applicant Name: **Lowt Mendez**  
Applicant Address: **300 Montgomery St Suite 1135  
San Francisco, CA**  
Applicant Phone Number: **415-281-4720**  
Applicant Fax Number: **lmendez@bsaarchitects.com**

Date Plan Check Completed:  
Plan Check Number: **BLD2014-252071**  
PA Number (if Applicable):  
Project Address: **1850 Gateway Dr Suite 500**  
APN: **035-443-130**

Your plans have been reviewed for conformance of the current California Building Codes, City Ordinances, and City standards. The following corrections or clarifications are required and represent a *final* plan check from all reviewing Departments. Please incorporate into this request for corrections any prior notification of corrections from individual Departments.

A copy of correction requirements is attached. Please bring or send a copy of these corrections requirements when re-submitting for review of these items.

### Guidelines for submittal of revised plans:

- Revisions must be identified on the plans with distinguishing marks, such as clouding. Mark each revised sheet with revision date and deltas as applicable. **Revisions will be rejected unless they are marked accordingly.**
- Note on attached corrections list in the left margin where corrections are indicated and sheet # as appropriate. **Revisions will not be accepted unless this information is provided.**
- Include omitted drawings or details as needed.
- **Answer all the items from all Departments** and return at least four complete sets for review unless otherwise indicated.
- **All responses must be submitted to the Building Division counter.**
- Please note that the plan review application expires 180 days from the date of original application.

Sincerely,

Development Review Technician

### Building Comments:

Please indicate page on which comment has been addressed.

Review based on plans submitted on: 12/22/14

1. Sheet T1.0: It appears that the interior tenant improvement work is on suite 500. The egress plan on sheet T1.0 appears to be indicated on 2<sup>nd</sup> floor. Please clarify which floor the improvement work involve and indicate the appropriate floor number on the plan.
2. Sheet A1.0: Please provide detail dimensions of the accessible elevator car meeting the requirements per CBC 11B-407.
3. Sheet A1.2: At the proposed lockers, please provide a minimum of 5 percent to meet accessibility requirement on CBC 11B-803. CBC Section 11B-222.1
4. Sheets A4.0, A4.1 & A4.2: In the Kitchen, Large Print Room, Copy/Print Room 512, IT Room, Mail/Fax Room and Copy/Print Room 533, it appears that the service countertop is 24" deep with no knee space below. Please locate the electrical switches and receptacle outlets to a maximum of 46 inches maximum for side reach requirements. CBC Sections 11B-308.1.2, 11B-308.3 and Figure 11B-308.3.2(b)
5. Sheet A4.3: On the Enlarge Proposed Restroom Plan, please provide a minimum 18 inches strike distance on the pull side for the accessible toilet compartment doors at both male and female restrooms. CBC Section 11B-404.2.4, Table 11B-404.2.4.1 and Figure 11B-404.2.4.1(a)
6. Sheet A4.3: On the Enlarge Proposed Restroom Plan, for both male and female restrooms, the door opening located on the side partition shall be a maximum 4 inches from the front partition of the accessible toilet compartment. CBC Section and Figure 11B-604.8.1.2
7. Sheet A4.3: On the Women Restroom Section 2/A4.3, at the accessible toilet compartment rear wall, please provide a minimum 24 inches grab bar from the centerline of the water closet to the other side (away of the side wall). See CBC Figure 11B-604.5.2
8. Sheet A4.3: On the Women Restroom Section 4/A4.3, please amend the 7'-9" horizontal distance from the edge of the water closet to the centerline of the toilet paper dispenser. CBC Section and Figure 11B-604.7
9. Sheet A4.3: Please clarify if there is a drink fountain located adjacent to the Men's Restroom. If so, please provide at least two drink fountains per accessibility requirements on CBC Section 11B-211.2. One drink fountain shall comply with Sections 11B-602.1 through 11B-602.6 and one drinking fountain shall comply with Section 11B-602.7. Provide details to show compliance with the mentioned CBC sections.

# RESubmittal of Building Permit Application

## Building Permit RESubmittal



## Plan Check by City Staff



# Building Permit is Issued





# Building Inspection Process

The Construction

# Pre-Construction Meeting

- City held meeting
- DRB members, Building Inspection facilitates
- Contractor and all subcontractors
- Review construction process and schedule, City codes and conditions of approval



# Inspections During Construction

- ❑ Foundation
- ❑ Plumbing
- ❑ Electrical
- ❑ Framing
- ❑ Public Works – Infrastructure
- ❑ Landscape Resources – Tress
- ❑ Planning – Conformance with approved plans



# Inspection Process

- ❑ Corrections during construction – code requirements, conditions of approval
- ❑ Planning goes out at rough frame



# Building Permit Final - Occupancy

- DRB makes final inspections
- Building Inspector insures all DRB final sign off

6210	PLANNING FRAME		
6250	ROUGH FRAME		
6010	ROOF IN PROGRESS		
6510	INSULATION		
FINISH:			
6740	DRYWALL		
6750	EXT. WATERPROOF		
6760	EXTERIOR LATH		
6780	SMOKE DETECTORS		
5230	SIGNS		
This building must not be occupied until a final			
FINAL APPROVALS			
7020	FIRE DEPT-Call Directly		
6720	PLANNING-Call Directly		
7040	PUBLIC WORKS- Call Directly		
8510	BUILDING FINAL	3/28/08	ST

# Development Review Process Complete

